



# City of Madison

## Meeting Agenda - Final

### PLAN COMMISSION

City of Madison  
Madison, WI 53703  
www.cityofmadison.  
com

*Nancy E. Fey, Chair; Judith A. Bowser, Vice-Chair; Ald. Brenda K. Konkel;  
Ald. Jean M. MacCubbin; Ald. Paul J. Van Rooy; Brian W. Ohm; Sarah Davis;  
James C. Boll; Charles S. Thimmesch; Michael Forster Rothbart; Albert Lanier*

---

Monday, April 18, 2005

5:30 PM

210 MLKJ BLVD RM 201 (CCB)

---

**\*\*Note\*\*** Quorum of the Common Council may be in attendance at this meeting

#### ROLL CALL

#### MINUTES OF THE APRIL 4, 2005 MEETING

#### SCHEDULE OF MEETINGS

Regular Meetings: May 2, 16; June 6, 20; July 18, 2005

Comprehensive Plan Working Sessions: April 21, 28, 2005.

Joint Meeting with Urban Design Commission: April 25, 2005 - 5:00 p.m. (Parks Conference Room 120 MMB)

#### NEW BUSINESS

1. [00677](#) Creating new Section 10.18(13) of the Madison General Ordinances to set aside and declare unenforceable covenants in deeds and various other agreements which govern the storage, placement, location or use of carts required by the City for recycling and trash and renumbering current Sections 10.18(13) and (14) to Sections 10.18(14) and (15), respectively.
2. [00811](#) Establishing guidelines for the use of funds received for the Inclusionary Zoning Special Revenue Fund.

#### PUBLIC HEARING-6:00 p.m.

*Note: Public Hearing items may be called at any time after the beginning of the public hearing. Those wishing to speak on an item must fill out a registration slip and give it to the Secretary. The Plan Commission uses a consent agenda, which means that the Commission can consider any item at 6:00 p.m. where there are no registrants wishing to speak in opposition regardless of its placement on the agenda.*

#### Zoning Map Amendments/Subdivisions

3. [00575](#) Creating Section 28.06(2)(a)3067 of the Madison General Ordinances rezoning property from Temp A Agriculture to R2S Single-Family Residence District and creating Section 28.06(2)(a)3068 of the Madison General Ordinances rezoning

property from Temp A Agriculture to R3 Single-Family and Two-Family Residence District and creating Section 28.06(2)(a)3069 of the Madison General Ordinances rezoning property from Temp A Agriculture to R4 General Residence District; Proposed Use: 108 Residential Lots & 6 Outlots; 16th Aldermanic District: 4949 Meinders Road

4. [00820](#) Consideration of a Preliminary Plat known as Owl Creek Subdivision located on Meinders Road - east of Highway 51, south of Voges Road. 16th Ald. Dist.
5. [00773](#) Creating Section 28.06(2)(a)3085 of the Madison General Ordinances rezoning property C2 General Commercial District to PUD(GDP) Planned Unit Development (General Development Plan) District, and creating Section 28.06(2)(a)3086 of the Madison General Ordinances rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) District to PUD(SIP) Planned Unit Development (Specific Implementation Plan) District. Proposed Use: Relocate House to This Lot; 6th Ald. District: 901 Williamson Street/407-411 Paterson Street.
6. [00782](#) Creating Section 28.06(2)(a)3083 of the Madison General Ordinances rezoning property from R6 General Residence District to PUD(GDP) Planned Unit Development (General Development Plan) District, and creating Section 28.06(2)(a)3084 of the Madison General Ordinances rezoning property from PUD(GDP) Planned Unit Development (General Development Plan) District to PUD(SIP) Planned Unit Development (Specific Implementation Plan) District. Proposed Use: Relocate House to This Lot; 4th Ald. District: 444-446 West Doty Street.
7. [00783](#) Creating Section 28.06(2)(a)3087 of the Madison General Ordinances rezoning property from PUD(SIP) Planned Unit Development (Specific Implementation Plan) District to Amended PUD(SIP) Planned Unit Development (Specific Implementation Plan) District. Proposed Use: 164 Condominium Units, 16,000 Square Feet Commercial Space & 320 Stall Parking; 4th Ald. District: 333 West Mifflin Street.
8. [00785](#) Creating Section 28.06(2)(a)3088 of the Madison General Ordinances rezoning property from Temp A Agriculture to R2S Single-Family Residence District. Proposed Use: 73 Residential Lots & 5 Outlots; 1st Aldermanic District: 9435 Valley View Road
9. [00961](#) Consideration of a Preliminary and Final Plat know as Pine Hill Farm located on Valley Ridge Road. 1st Ald. Dist.

### **Conditional Uses/ Demolition Permits**

10. [00823](#) Consideration of a conditional use located at 1002 South Whitney Way to allow auto sales as part of an auto-service business. 1st Ald. Dist.  
*(Referred from the Plan Commission meeting of March 21, 2005.)*
11. [00824](#) Consideration of a conditional use located at 1415 Pflaum Road for an auto Sales business in a vacant gas station/convenience store. 16th Ald. Dist.  
*(Referred from the Plan Commission meeting of March 21, 2005.)*
12. [00909](#) Consideration of a conditional use located at 4914 Pflaum Road to allow auto sales as part of an existing vehicle detailing shop. 16th Ald. Dist.
13. [00962](#) Approving a lot-width exception for a proposed land division located at 423-501 Pflaum Road. 16th Ald. Dist.

**Item #14 will be referred to the next Plan Commission meeting.**

14. [00960](#) Consideration of a demolition permit/conditional use located at 5837 Odana Road to demolish a self-service car wash to provide expansion of the parking lot for an adjacent car sales business. 19th Ald. Dist.

**Zoning Text Amendments**

15. [00792](#) Creating Section 28.09(2)(c)53. and repealing Section 28.09(2)(d)26. of the Madison General Ordinances to change business and professional offices from a conditional to a permitted use in the C1 District.

**BUSINESS BY MEMBERS****COMMUNICATIONS****SECRETARY'S REPORT****Update on Zoning Text Amendment Staff Team Activities****Upcoming Matters - May 2 Meeting**

- Hawks Meadow - 9500 Block Mid-Town Road
- Nelson Addition to Rustic Acres - 200 Block Rustic Drive
- First Addition to Nelson Addition - 200 Block Rustic Drive
- Hansen Addition to American Center - East Park Boulevard
- Meadow Estates - Meadow Road at Pioneer Road
- 500 Block West Main Street - demolish building/new office building
- 700 Block South Gammon Road/Watts Road - employee parking deck (Woodman's)
- 2800 Block Atwood Avenue - Demo/replace gas station - convenience store
- 300 Block Knutson Drive - Communications Tower

**Upcoming Matters - May 16 Meeting**

- UW Research Park Pioneer - Highway M/Mineral Point Road

**ANNOUNCEMENTS****ADJOURNMENT**

*If you need an interpreter, materials in alternate formats or other accommodations to access this service, activity or program, please contact the Department of Planning & Development at (608) 266-4635, TDD (608) 266-4747. Please do so 48 hours prior to the meeting, so that proper arrangements can be made.*